

R09-21-A-015

IV.D.1. Applicant Identification

Ione Band of Miwok Indians
9252 Bush Street Suite 2
Plymouth, California 95669

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type

Community- wide

IV.D.2.b. Federal Funds Requested

IV.D.2.b.i. Requested Amount

The IBMI are requesting \$300,000 to address sites contaminated by hazardous substances at 40 Old County Road Plymouth, California 95669.

IV.D.2.b.ii. Federal Funds Requested Waiver

Does not apply

IV.D.3. Location

The Subject Property is within a rural area south of the City Plymouth, in Amador County. The Subject Property is IBMI's tribally owned land connected to tribal fee land. IBMI's land base is a 226-acre parcel that has recently been brought into Trust and a 47.44-acre parcel, (not in Trust). The IBMI is the sole owner of the 47.44-Acres, (Subject Property) in consideration for the Assessment Grant. The 47.44 acres is connected to the Trust Property at the south end and is connected, at the north end of the property, to the City Limits of Plymouth, California. The five parcels that make up the 47.44 acres was acquired in November 2006 by the IBMI to develop a Community Center and low-income housing for the community.

IV.D.4. Property Information For Site-specific Applications

Does Not Apply.

IV.D.5. Contacts

IV.D.5.a. Project Director

Robert Stevens
Ione Band of Miwok Indians
9252 Bush Street
P.O. Box 699
Plymouth, CA 95669
Office: (209) 245-5800
Mobile: (209)217-7635

Robert@ionemiwok.net

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Sara Dutschke Setshwaelo, Chairperson

Phone:209.255.8005

Mobile:209.256.9799

9252 Bush Street

Plymouth, CA 95669

sara@ionemiwok.net

IV.D.6. Population

IBMI is a federally recognized Indian Tribe in Amador County, in the beautiful foot hill of Central California. The Tribe has a membership of 750 tribal members. The population of Amador County is about (39,752) and Plymouth (1,035) people, at the last Census.

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1
The priority brownfield site(s) is impacted by mine-scarred land.	1 -2
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	8

IV.D.8. Letter from the State or Tribal Environmental Authority

Ione Band of Miwok Indians will act as its own Environmental Authority with the direction of a Qualified Environmental Professional and California's Toxic Substance Agency.

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1. Project Area Description and Plans for Revitalization

The Ione Band of Miwok Indians (IBMI) is a federally recognized Indian Tribe located in Plymouth, California, home to 1,035 residents. The IBMI are a non-gaming Tribe with a membership of 750 Tribal members. California has the largest Native American population (720,000) in the country (US Census). In the early 1900s, the United States government promised the IBMI it would restore its land base near Plymouth in Amador County. The IBMI worked tirelessly for nearly two decades to secure a land base, despite the promise from the US government to restore its land. In March 2020, after several years of consideration, the Bureau of Indian Affairs (BIA) acquired land in Trust for the IBMI. Situated on its ancestral land, the land base is a 226-acre parcel (in Trust) and is connected to the 47.44-acre parcel (not in Trust). The 47.44-acre parcel (the Property) was purchased to develop a community center, park and recreation area, affordable and senior housing for Tribal members and Plymouth residents. Tribal leadership, management staff, and local partners are now positioned to build an inclusive community, one that is free from environmental and health hazards that focuses on an equitable revitalization plan to help spur economic growth for the city of Plymouth and IBMI members. However, due to years of gold mining in the area, there are tailings derived from separating the gold from the rocks. These tailings contain arsenic, lead and mercury in quantities that are harmful to the public. The tailings are scattered throughout the Target Area, which includes the City of Plymouth and the Trust Lands. This application is presented in accordance with the Tribe's goal of advancing the economic prosperity of the IBMI and the City of Plymouth. The IBMI Tribe is applying for \$300,000 in community-wide assessment funding to address a blighted, vacant, and underutilized Brownfield site adjacent to IBMI Trust Land. The work will focus on the former New London Mine site, a former gold mine and lumber mill that is now vacant and blighted land with remnants of the old mining foundation. The Assessment Grant funds will be used to assist with community involvement activities, cleanup planning, site assessments, and the development of site-specific cleanup, and reuse plans related to the former New London Mine. Using Brownfield funds, the Tribe hopes to transform the mine scarred property to a desirable space and reduce human health risks posed by contamination associated with mining. The assessment and cleanup will reduce human health risks to residents, Tribal members, and workers in the community. Revitalization of the Brownfield site will attract new residents, and tourists who drive through Plymouth toward Plymouth's wine country.

The IBMI Tribal members live in and around Amador County and other surrounding counties. Rural communities in Amador County, including Plymouth (Target Area), were impacted heavily by the compounded economic and environmental effects of the declining mining and timber industry. For over a century and a half, miners scoured hillsides and mountains, dug mines, and subsequently abandoned them with little or no reclamation, creating the pollution and public safety issues that persist today. Mining left thousands of dangerous shafts, portals, and other hazards.

This grant project will focus assessments on 47.44 acres formerly known as the New London Mine, which is located adjacent to the Trust Land, and will be the future site for a community center, park, and housing. The Target Area, Plymouth, was settled during the time of the Gold Rush. Plymouth has a total area of 0.9 square miles (2.3 km²), of which 98.66% is land and 1.34% is water. It is located just 35 miles south east of Sacramento, in the beautiful foothills of Central California and only a few miles west of the towering forest of the Sierra Nevada Mountain that once connected many Gold Rush-era towns. Because of the historic use of mercury in gold mining operations, the western foothills of the Sierra Nevada mountain range are home to some of the most hazardous abandon mines (US Department of Interior). Mercury from abandon mines have

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led to pollution in numerous watersheds and even in some major waterways in the Sierra Nevada Range. Pollution has a negative impact on Tribal members and residents. Plymouth has poor air quality (ozone level of 78 percentile); and substandard drinking water (54 percentile), and groundwater (50 percentile) (CalEnviro Screen 3.0).

1.a.ii. Description of the Priority Brownfield Site(s): The 47.44 – acre parcel (the Property) is adjacent to the Trust Land at the south end and connects to the City limits of Plymouth at the north end. The vacant Property is located at 40 Old County Road in Plymouth, California, and was originally developed as the New London Mine and associated processing mill. The former New London Mine is in the southwest corner and on the north end of the Property. The Property was impacted by mining and wood milling from the 1852 to 1942, and has arsenic, lead and mercury contamination. The Property is characterized by rolling hills covered by grasses and oak trees crossed by a seasonal flowing ephemeral watercourse (dry creek). Undeveloped land is located immediately adjacent to the Property to the west, south, and east. Foundations of former mining structures remain. The former mine shaft on the Property is a depressed area heavily overgrown with brush and trees; and are assumed to be closed. The Property is solely owned by the IBMI and consists of five adjacent parcels (the Sites): 008-070-043, 008-070-044, 008-070-045, 008-070-046, and 008-070-047. Five parcels make up the 47.44-acre site are described as the following parcels: Parcel #1 (Site #1) APN 008-070-043: in the northwest corner of the Property runs along Old Country Road located closest to the former New London Mine shaft and is a source of contamination. The seasonal dry creek enters the property on this parcel. Parcel #2 (Site#2) APN 008-070-044: in the north central section, along Old Country Road, the Property borders the city limits of Plymouth. This parcel appears to have the largest area for development. It is sparsely covered with vegetation. The dry creek crosses through parcel on the southwest side. Three spots appear to be the potential source contamination. Parcel #3 (Site#3) APN 008-070-045: is in the northeast corner of the Property along the eastside of the Eastern Access Road. The parcel appears to have a large land area for development; unlike the other parcels, it is free from overgrown trees, brushes, and the dry creek. Parcel #4 (Site#4) APN 008-070-046: this parcel is in the south-central section of the property with heavily overgrown trees and brushes. The seasonal dry creek flows from north to south on this parcel, it is a potential source of contamination. Parcel #5 (Site#5) APN 008-070-047: located on the southwest corner of the Property is connected to the 227 acres in Trust. It is the site of the former mill (south), New London Mile Shaft (central), and an Unnamed Mine Shaft (north). This parcel contains several spots for potential contamination.

In addition to the remnants of gold mining operation that was once there, fine particles suspended in water have the potential to damage the environment by releasing toxic metals, causing erosion and sinkholes, and contaminating soil and water supplies. Restoring surrounding wetlands will prevent flooding and bioremediation runoff into nearby waterways. This grant will enable IBMI to conduct planning and site assessments; develop site-specific cleanup plans and refine the reuse plans for the Property to make it safe for Tribal members and residents. The priority for the Assessment Grant is to identify a suitable site and develop a cleanup plan for the community center, housing, and park space, which are lacking in the Target Area.

1.b. Revitalization of the Target Area *1.b.i. Reuse Strategy and Alignment with Revitalization Plans:* This project is guided by IBMI Tribal Council's Directive, Amador County's Housing Element, and the city of Plymouth's General Plan. These documents include priorities to promote development of parks/recreation space, community center and affordable housing. From Tribal Council's Directive, a master development plan is currently being drafted by planners that will include construction of a community center, outdoor space, and housing for special populations.

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The master development plan will be in line with Amador's Housing Element, it sets policies to support the development of affordable housing for special groups in each economic segment of the population to ease displacement and overcrowding in the community. Also, the IBMI, confers with the city of Plymouth on land use issues to increase the density of all new housing development. Plymouth adopted a comprehensive update to its Zoning Code on March 27, 2014. It incorporated a range of affordable housing-related concepts, including density bonus provisions and use listings required by the state. This project is consistent with Plymouth's General Plan, to develop a neighborhood park in the southern area of the city (in the area near Pacific and Bush Street), which is currently deficient in park space. The Property is in the southern area of town just a few feet away from Bush Street. The General Plan states, an adequate neighborhood park should be around five acres.

Tribe plans to develop a community center, park and recreation space, senior housing, and low-income housing on the Property will address the absence of affordable housing, parks, recreation space in the Target Area. The Assessment Grant will enable the Tribe to develop plans for best location for the community center and park space on the Property. The community center will serve as a permanent site for the Tribe's monthly General Council meetings and annual Chawse event. For non-tribal use, the facility will be available for rent to the community. The community center will provide an event space, park and sports field that will bring people to the area. Construction of the facility and housing will create jobs for residents. Redevelopment of the site, also, aligns with IBMI's Tribal Directive that states, "any new development proposed on tribal or tribally owned land should factor in the importance of restoration and preservation of ecosystem function to maximize health and wellbeing of Tribal members and the surrounding community". The Tribe will consult with the local government, contractors, planners, and the community to prioritize activities and projects that ensure restoration, preservation and management of Tribal lands and natural resources in a sustainable manner.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Upon completion of the cleanup, the IBMI plan to construct a community center, park/recreation space, senior housing, and affordable housing for the use of the Tribe, Tribal members, and the surrounding community. Revitalization will improve the economic welfare of the Target Area and the IBMI by: 1) an increase to land value for both commercial and residential properties, 2) stimulate other economic development activities, 3) attract new investments, 4) creation of jobs, and 5) the creation of a revenue source for the Tribe. The Brownfield Assessment will facilitate the creation of a park, greenway, recreational property, and develop vacant and blighted land in the Target Area. The community center and park/recreation space will create a place where families and groups can meet for special occasions. This will improve the mental and spiritual well-being of Tribal and Target Area residents. Removal or capping the contaminated soil will prevent further surface water runoff contamination and reduce the potential for further groundwater and drinking water contamination, and air pollutants. Poor air quality and drinking water can lead to cancer and respiratory issues - targeting and mitigating the contaminants on the site through the redevelopment strategy will protect the physical health of Tribal members and the Target Area residents.

1.c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Reuse: The IBMI are a nongaming Tribe who must rely on grants to carry out large projects. IBMI is eligible for various state, tribal and federal programs, and is currently implementing the Indian Housing Block Grant (IHBG) program which could be used toward affordable housing activities. The Tribe has Bureau of Indian Affairs (BIA) Transportation funds that could be used to expand or improve the roads on the Subject Property. The Tribe is eligible to apply for the Indian Housing Block Grant (IHBG)

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Competitive Program, and state housing grants and tax credit programs. California grants and loan programs under several departments – Strategic Growth Council, Housing, Department of Toxics and Substances Control, Housing and Community Development - are also available for site cleanup, parks, green infrastructure and sustainable development. These funding sources, mostly generated through state bonds, can be used to develop new housing, public facilities, and infrastructure. Also, the Tribe is eligible to apply for grants from the National Park Service to sustain the Tribal Historic Preservation Office (THPO) and cultural activities on the project. The Tribe will explore its eligibility to apply for the EPA's Tribal 319 and the USDA Rural Community Facilities Guaranteed Loan grant funded programs.

1.c. ii. Use of Existing Infrastructure:

This grant will facilitate the use of existing infrastructure within the Target Area. The Property has some overhead power transmission line that transects the site from north to south. The Tribe can and will use the existing roads to access the Property. Bush Street ends at the property and then Old Country Road begins. The Property is located to the east of the IBMI Tribal Office and a residential area that is served by existing water, power, roads, and phone lines. The Tribe plans to connect to the current water and sewer systems. The Tribe does anticipate some additional infrastructure needs for broadband, internal streets, pedestrian, sidewalks, curbs, and gutters that will be funded through a combination of the following: BIA, state infrastructure district financing such as Enhanced Infrastructure Financing Districts and Community Revitalization Investment Authorities, State Infrastructure Bank, USDA funds.

2. Community Need and Community Engagement, 2.a.i. *The Community's Need for Funding*

There is little data available for the Target Area (Plymouth) due to its small population; therefore, the data listed here is for the county of Amador. The Brownfield Assessment grant will help the IBMI meet the needs of the community that has an inability to draw on other initial sources of funding to carry out environmental assessment, and subsequent reuse in the Target Area, Plymouth, because of the small population (1,035) and low average income of the community. The Tribe does not have funds to carry out the necessary environmental assessment, remediation, and reuse without the EPA Brownfield and Assessment grants. The Tribe's budget will be further strained without the much-needed assistance for this project. While the area is not designated Opportunity Zone, Indian tribes are classified as economically distressed communities.

Like most rural communities, Amador County, was heavily impacted by the compounding effects of the declining timber and mining industries. The population of Amador County is about 39,752 people with median household incomes of (\$61,198) which is 15% lower than the states. The County also has a higher unemployment (9.3%) rate and poverty rate (13.9%). Amador County's poverty has continued to increase, 3.4% from 2000 to 2012, which was higher than the other foothill counties in the region. Median household and per capita income (\$30,100) are lower than the state and national. As a result, Amador County lacks the essential ingredients that generally, foster successful redevelopment that lead to higher income, jobs, etc. This grant will provide funding for environmental studies, cleanup planning, planning activities, redevelopment planning and studies that otherwise would not take place, and sensitive populations will continue to be negatively impacted.

2.a.ii. Threats to Sensitive Populations

1)Health or Welfare of Sensitive Populations: Sensitive populations are disproportionately affected by contaminants in the air, water, and soil because they generally tend to have more heart and lung issues. Many of the extremely low-income households will fall within a special need/sensitive population category (disabled, seniors, large families, or female-headed households). Amador County has a higher number of persons over the age of 65 years old (27.5%).

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Of those under 65 years old 11% are disabled. Poverty rate is 12%, with half of those being female head of households. About twenty (20%) of the population were children under the age of 18 of those, 5.1% of children under the age of 5 years old (US Census). Vulnerable residents specially veterans (10% of the population), and Latino (14.5% of the population) origin are the most at risk and experience consistent health disparities.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The 2019 Community Health Needs Assessment (CHNA) prepared by Sutter Health identified the top three significant community health needs in Amador County: 1) Access to Mental/Behavioral/Substance Abuse Services, 2). Access to Quality Primary Care Health Services, 3. Access to Basic Needs Such as Housing, Jobs, and Food. Top priority is access to mental/behavioral/substance abuse Services. Amador has the third-highest suicide rate of any county in California (2018 Amador County Mental Health Services). The downturn that Amador experienced after the closure of several lumber mills in the 1980s and 1990s had a significant impact on the community's economy. Now, many people work in the nearby casinos, arts and entertainment industry all have been severely affected by COVID19. Financial struggle can lead to substance abuse, which contributes to suicide risk. Priority #2, access to quality Primary Care Health Services, for the past three decades, the number of hospitals in American rural areas has been declining at a steep pace. Among California's 50 rural hospitals, four are at high risk of closing, twenty have shut down since 1995. (SacBee July 2019). Priority #3, Access to Basic Needs such as Housing, Jobs, and Food, according to Amador County Housing Needs Report 2020, 929 low-income renters do not have access to affordable housing, 87% of low-income are paying more than half of their income on housing expenses. (<https://www.sacbee.com/news/local/health-and-medicine/article232839192.html>)

(3) Disproportionately Impacted Populations: The leading causes of death in Amador County are malignant neoplasms and heart disease. Hazardous chemicals are often stored in containers on land or in underground storage tanks. Leaks from tanks can contaminate soil and groundwater. One common contaminant, arsenic, occurs naturally in some rocks and soil and is often found in groundwater in California, it can cause cancer. Amador County residents have a higher rate of chronic lower respiratory (7.6 per 10,000) disease than the surrounding counties (7.3) and the state of California (3.5) (Amador Community Assessment Health Survey,2014). Amador county residents (48.7-female/53.59-male per 100,000) have a high rate of tracheal, bronchus and lung cancer compared to the state (32.5-female 45.5 -male per 100,000) (www.healthdata.org, 2014). The county is an ozone nonattainment area, that means it does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for a National Ambient Air Quality Standards (US EPA). The ozone can irritate the lungs, cause inflammation, and make chronic illnesses worse, even at low levels of exposure. Children and the elderly are sensitive to the effects of ozone. Children are exposed to lead it can adversely impact their learning and developmental skills. Amador county public school children in grades K-12 receiving special education services increased by two thirds in the past several years; last year they accounted for 16% of the total enrollment (Amador Community Assessment Health Survey,2014). The cleanup will facilitate beneficial health development by removal of any new exposure pathways to the public or waterways.

2.b. Community Engagement, 2.b.i. Project Involvement: Tribal Management Staff will collaborate with the IBMI Tribal Council to provide information about the project to the Tribal members. Plymouth's mayor and Amador county's supervisor will serve as liaison to the jurisdiction staff to provide updates and feedback on the progress of the project. Tribal staff will

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hold community meetings to inform the residents about the project.

2.b.ii. Project Roles: IBMI has a relationship with local, state, and federal partners to help define environmental priorities and leverage resources. The partners will be involved in the assessment plan, including.

Name of Organization	Description	Specific involvement
CA Dept. of Toxic Substance, Tami Trearse 916-255-3747	DTS ensures the project is compliant with state and county regulations	Will provide guidance on toxic cleanup
Public Works Director, City of Plymouth, Selby Beck PublicWorks@cityofplymouth.org	PW is responsible for sewer and storm drains	Will provide guidance on the cleanup
Amador County Board of Supervisors District 5, Brian Oneto BOneto@amadorgov.org	Official with knowledge of redevelopment projects	Will be the liaison with the county staff and residents, and provide feedback on the impact and benefit to the county
Mayor of Plymouth Keith White 209-223-6676	Mayor will be a liaison with the city staff	Will be the liaison with the city staff and residents, and provide feedback on the impact and benefit to the county
Amador County Chamber of Commerce, Jamie Armstrong 209-223-0350	Community organization with knowledge of redevelopment projects	Provide input on community goals and enhancements

2.b.iii. Incorporating Community Input

The Tribe will communicate the projects progress to the local community, groups, and government agencies via: 1) public meetings (online to accommodate for COVID19 social distance measures), and 2) notices - posted on the IBMI website, notice boards, and in the quarterly newsletter. All comments will be accepted via email or mail. Tribal Staff will make accommodations for community members with disabilities, the elderly, residents without telephones or internet service, and those without reliable transportation to be able to attend meetings and events.

3. Task Descriptions, Cost Estimates, and Measuring Progress, 3.a. Description of Tasks/Activities and Outputs, 3.a.i. Project Implementation: The two priority sites are, Site 1 and Site 5, the former mine shaft areas. The assessment grant will pay for community engagement, environmental assessments, planning, remediation, cleanup planning at a specific site, and coordination with the local health agency on health monitoring activities. EPA funds will also cover planning activities that include reuse planning, the development of an area-wide plan, and evaluating infrastructure needs. EPA funds will pay for the financial and administrative management of the grant, oversight of cooperative agreement with EPA, coordination with project partners and the EPA, submit quarterly reports and information into ACRES, procurement and management of a Qualified Environmental Professional (QEP), and other contractors. Once the Cooperative Agreement is executed with the EPA grant management it will occur throughout the 3-year period; QEP procurement will be completed within 2 months of a signed Cooperative Agreement. The IBMI Accounting Department and grants manager will ensure tasks/activities do not duplicate sources listed in 1.c.i. Resources Needed for Site Reuse.

3.a. ii Anticipated Project Schedule: Tribal Staff anticipate the Project, 47.44 acres, is split into five (5) Sites, each with its own APN. Each Site will be determined as the project progresses. The project is anticipated to be completed within year 2 and 3 of the grant periods

3.a.iii. Task/ Activity:

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PROGRAM MANAGEMENT	
1	PROJECT IMPLEMENTATION
	<ul style="list-style-type: none"> Financial and administrative management of the grant Oversight of cooperative agreement with EPA Coordination with project partners and the EPA Submit quarterly reports and information into ACRES Procurement and management of a Qualified Environmental Professional (QEP) Non-EPA Resources: IBMI Environmental/Historic Presevation Office via its 128(a) Brownfields program.
2	Anticipated Project Schedule: Cooperative Agreement completed with EPA as soon as possible following award; grant management throughout the 3-year period; QEP procurement completed within 2 months of completion of Cooperative Agreement.
3	Task/Activity Lead(s): IBMI Environmental/Historic Presevation Office
4	Output(s): 1 finalized cooperative agreement, 1 RFP issued, 1 QEP contract completed
COMMUNITY OUTREACH	
1	Project Implementation
	<ul style="list-style-type: none"> Community Involvement Plan: community notices, fliers, and brochures Public and one-on-one meetings; develop fact sheets for each brownfields site assessed Update the IONE BAND OF MIWOK INDIAN's existing Brownfields site inventory Non-EPA Resources: IBMI Environmental/Historic Presevation Office, as well as the tribal council and community partners
2	Anticipated Project Schedule: To be initiated following procurement of a QEP; will be carried out throughout the 3-year grant period.
3	Task/Activity Lead(s): IBMI Environmental/Historic Presevation Office with partner and QEP support
4	Output(s): 1 Community Involvement Plan; 1 initial public meeting; one-on-one meetings; updated Brownfields site inventory; 2 focused planning sessions; 9 fact sheets
SITE ASSESSMENT	
1	Project Implementation
	<ul style="list-style-type: none"> Site selection and prioritization will be guided by input from IBMI Environmental Office staff, the partners identified in this proposal, the local communities, and the QEP. The preliminary list of key sites identified in this application was developed with community involvement and will be subject to revision based on ongoing input. Final selection of priority sites for assessments will emphasize those properties that can be reused for the benefit of sensitive populations. We will obtain site access agreements and written site eligibility determinations for priority sites. Through our current brownfields program, we are familiar with the process of site selection and eligibility determination by working with the IBMI EPA Brownfields project officer. Complete ASTM-compliant update for Phase II Environmental Site Assessments (ESAs) to identify Recognized Environmental Conditions (RECs) and other environmental concerns Prepare Sampling and Analysis Plans (SAPs) and conduct ASTM-compliant Phase II ESAs to evaluate the extent and severity of contamination for those sites with identified RECs. All onsite activities will be performed in accordance with applicable EPA rules and regulations, grant requirements, state regulations, and IBMI guidelines. Non-EPA resources: support from the IBMI Environmental/Historic Presevation Office ; project partners for site identification and prioritization.
2	Anticipated Project Schedule: revisions to the existing site inventory, site prioritization and selection, site access, and eligibility will proceed throughout the grant period. The QAPP will be initiated within 6 months of hiring a QEP. Phase I ESAs will be completed within the first 1.5 years of the grant period. Phase II ESAs update will be completed within the first 2.5 years of the grant period.
3	Task/Activity Lead(s): QEP with support from the IBMI Historic Preservation Officer
4	Output(s): Updated Phase II with Soil Samples
PLANNING FOR CLEANUP AND REUSE / DEVELOPMENT	
1	Project Implementation
	<ul style="list-style-type: none"> Cleanup planning: evaluation of costs and alternatives Reuse/Redevelopment Planning: incorporation of priorities and needs from the Comprehensive Economic Development Process. Non-EPA grant resources: support from the IBMI Historic Presevation Officer, as well as the tribal council and community partners.
2	Anticipated Project Schedule: To be completed during years 2 and 3 of the grant period.
3	Task/Activity Lead(s): IBMI Historic Preservation Officer
4	Output(s): 5 cleanup/reuse plans and 5 sites cleared for reuse/redevelopment

The Ione Band of Miwok Indians will be the lead organization for the assessment grant. Activities: IBMI will oversee the various activities performed by the qualified environmental professional, or other identified entities in this application. Note: the local health department (Amador County Environmental Health Department) does not provide oversight for mine activities; therefore, the Tribe will coordinate with the state of California Toxic Substance agency.

Anticipated Project Schedule:

3.b. Cost Estimates

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COST ESTIMATES & PROJECT TASKS

BUDGET	TASK 1 Program Management	TASK 2 Community Outreach	TASK 3 Site Assessment	TASK 4 Cleanup Planning	Total
Personnel	\$ 42,525.00	\$ 38,500.00	\$ 32,300.00	\$ 32,000.00	\$ 145,325.00
Benefits	\$ 14,884.00	\$ 13,475.00	\$ 11,305.00	\$ 11,200.00	\$ 50,864.00
Travel	\$ 2,500.00	\$ 1,800.00	\$ 1,050.00	\$ 1,800.00	\$ 7,150.00
Contractural	\$ 10,000.00	\$ 30,000.00	\$ 22,500.00	\$ 19,161.00	\$ 81,661.00
Total Direct Cost					\$ 285,000.00
Indirect Cost					\$ 15,000.00
TOTAL ESTIMATED BUDGET					\$ 300,000.00

¹ Travel to brownfields-related training conferences is an acceptable use of these grant funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

³ Administrative costs (direct and-or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

The Cost Estimates are based on the four tasks listed above and how they are managed:

Task 1, Program Management

Budget Category	Coordinator	Assistant	Staff	total
Personnel: Brownfields Coordinator @ \$35/hr	\$24,000	\$18,000	\$ 7,500	\$ 49,500
Fringe:	\$8,400	\$6,300	\$2,625	\$ 17,325
Travel: Airfare, lodging, per diem to Tribal Lands & Environment Forum for Brownfields Coordinator	\$2,500			\$ 2,500
Contracts	\$10,000			\$ 10,000

Task 2, Community Outreach

Budget Category	Coordinator	Assistant	Staff	total
Personnel: Brownfields Coordinator @ \$35/hr	\$18,000	\$13,500	\$ 8,500.00	\$ 40,000
Fringe:	\$6,300	\$4,725	\$2,975	\$ 14,000
Travel: Fuel, lodging, per diem - Trips to surrounding towns in Reservation	\$1,500			\$ 1,500
Contracts	\$ 52,500			\$ 52,500

Task 3, Assessment

Budget Category	Coordinator	Assistant	Staff	total
Personnel: Brownfields Coordinator @ \$35/hr	\$15,600	11,700	\$ 5,000.00	\$ 32,300

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Fringe:	\$5,460	\$4,095	\$1,750	\$ 11,305
Travel: Fuel, lodging, per diem - Trips to surrounding towns in Reservation	\$1,050			\$ 1,050
Contracts	0			
Task 4, Cleanup & Reuse Planning				
Budget Category				
Personnel: Brownfields Coordinator @ \$35/hr	\$16,800	\$12,600	\$ 5,000.00	\$ 34,400
Fringe:	\$5,880	\$4,410	\$1,750	\$ 12,040
Travel: Fuel, lodging, per diem	\$ 1,800			\$ 1,800
Contracts	\$ 19,780			\$ 19,780
				\$ 300,000

3.c. Measuring Environmental Results: The project manager will be responsible for tracking and gauging progress. Based on a three-year project deliverables and outputs will be compared to our quarterly schedule for the grant and be reported in our quarterly report. This will be reported by areas cleaned and the approximate acreage cleaned. All outputs will also be reported on a quarterly basis in area and acres. If any obstacles arise in completing a deliverable, we will discuss the situation with our EPA project officer and develop a plan to achieve the desired outcome. Anticipated outcomes for this grant include a Community Center, approximately 45 Elder Housing units, 56 low income houses. This will enable tribe members and citizens of Plymouth to live and work in their hometown. Other outcomes will include reductions in blight, environmental impacts, and human health risks. We are confident that the proposed tasks will be completed within the 3-year grant timeline.

For the purposes of this grant, our organizational structure can be defined as follows. IBMI will handle the overall management of personnel, tribal lands, and tribal programs. The IBMI Housing Department will implement the grant-funded Assessment program, this efficient structure will ensure that the project is successfully completed in a timely manner and that financial, administrative, and technical requirements of the grant will be completed.

4. Programmatic Capability and Past Performance, 4.a. Programmatic Capability:

4.a.i Organizational Structure:

The IBMI is governed by five elected members, Tribal Council. The council is active and engaged in all aspects of the tribal government. This assessment grant is a priority project for the Tribe. The experience gained from ongoing work with HUD and BIA grant-funded programs for transportation and community development has built high level of knowledge and expertise with staff. IBMI has a depth of understanding of the financial and contractual demands of the grant and will continue to develop efficiencies in this project due to the knowledge of federal grant funded programs. The Accounting Department, Grant Manager, and Project Manager will oversee the management system that will be in place to facilitate successful completion of the Assessment grant. The Assessment Grant activities including assessment, planning and design, and community

Narrative: Ione Band of Miwok Indians Brownfield Assessment Grant

engagement that will be led by the HD be supported by other IBMI key departments, including Grant Manager and Fiscal department. The above staff have managed and administered multiple grants and are familiar with all steps and strategies necessary for a timely and successful expenditure of funds, as well as the EPA Grant technical, administrative, and reporting requirements. The Fiscal department will be processing invoices as well as providing financial administrative support.

4.a.ii Description of Key Staff **IBMI Director of Housing (Project Manager/PM):** Robert Stevens, along with the QEP, will oversee the overall cleanup of the property. Robert has many years of experience in the construction field. The Qualified Environmental Professional will be the lead person on the job with support from the PM and will be responsible for maintaining all required documentation and report accomplishments in ACRES for the project. **IBMI Grant Manager (GM):** Theresa Nantor will assist the PM with the programmatic management activities of the grant. She has over 15 years' experience in nonprofit and tribal grant development; and compliance and monitoring. **IBMI Historic Preservation Officer (THPO):** Jeremy Dutschke has several years' experience in cultural resource protection and Traditional Ecological Knowledge. THPO will be onsite in a staged safe place to monitor for cultural artifacts during excavation.

4.a.iii. Acquiring Additional Resources: The IBMI will follow all Federal rules and regulations governing the use of such funds to appropriately acquire expertise and additional resources from a qualified environmental contractor. All procurement transactions will be conducted in a manner providing a full, free, and open competition consistent with Federal Regulations. The contractor will work under an approved contract and scope of work. Consultant contracts/services will follow the same bidding process that corresponds to the amount of the contract/service Formal Competitive Bid. The IBMI will retain qualified environmental consultants (QEP) for potential use on this or other EPA-grant funded projects

4.b. Past Performance and Accomplishments For more than 10 years, the IBMI have received a formula grant from the U.S. Department of Housing and Urban Development (HUD) Indian Housing Block Grant (IHBG). In FY2020 (\$364,111), FY19 (\$311,531), the Tribe received grant funds for housing related activities for low to moderate income persons. Also, the Tribe receives funds from the Bureau of Indian Affairs (BIA) for general operating expenses. The Tribe has managed and administered all past grant successfully. The IBMI's Accounting Department has policies and procedures in place that adhere to federal grants management standards. The Tribe's Accounting Department is charged with the accounting and reporting of IBMI programs. The Accounting Office must use Generally Accepted Accounting Practices (GAAP) in the performance of their duties, and IBMI is required to conduct A-133 audits on an annual basis. IBMI has a record of acquiring and operating external funding from a wide variety of sources including both public and private sources. The Finance Office provides monthly account statements that include the following: budgeted amounts, actual expenditures, open commitments, balances available, percentage of funds used, and a summary of all budget transactions. IBMI has managed and administered federal grants and contracts in the past and has the capacity to administer the requested funds for this project. IBMI uses standard reporting forms as well as specific program reports to assure proper documentation of program progress. A detailed record keeping system is in place to maintain and utilize all information measuring the progress toward the achievement of administrative objectives.

III.B.1. Applicant Eligibility

The Ione Band of Miwok Indians (IBMI) are a federally recognized tribe and thus eligible for the EPA's Assessment Grant.

III.B.2. Community Involvement

The IBMI will prepare a comprehensive community relations plan. This plan will outline steps the IBMI will take to inform and involve community members. Stakeholders and community members will be notified of meetings by public notices, updates on its website, and newsletter article for information about the planning, implementation, and other brownfield assessment activities. Finally, during grant implementation process, the IBMI will work to highlight the project successes. A fact sheet will be developed at the completion of each site assessment highlighting findings and advancing the redevelopment.

III.B.3. Expenditure of Assessment Grant Funds

IBMI affirms it does not have an active EPA Brownfields Assessment Grant.

III.C. Additional Threshold Criteria for Site-Specific Applications Only

III.C.1. Basic Site Information

III.C.2. Status and History of Contamination at the Site

Does Not Apply.

III.C.3. Brownfields Site Definition

Does Not Apply.

III.C.4. Enforcement or Other Actions

Does Not Apply.

III.C.5. Sites Requiring a Property-Specific Determination

Does Not Apply.

III.C.6. Threshold Criteria Related to CERCLA/Petroleum Liability

III.C.6.a. Property Ownership Eligibility - Hazardous Substance Sites

III.C.6.a.i. Exemptions to CERCLA Liability Tribes are exempt from CERCLA

III.C.6.a.ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defenses to CERCLA Liability

Does Not Apply.

III.C.6.a.iii. Landowner Protections from CERCLA Liability

III.C.6.a.iii.1 Bona Fide Prospective Liability Protection

Does Not Apply.

III.C.6.a.iii.2. Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Does Not Apply.

Threshold Criteria: Ione Band of Miwok Indians Assessment Grants

III.C.6.b. Property Ownership Eligibility - Petroleum Sites

III.C.6.b.i. Information Required for a Petroleum Site Eligibility Determination

Does Not Apply.

III.C.6.b.i.1. Current and Immediate Past Owners

Does Not Apply.

III.C.6.b.i.2 Acquisition of Site

Does Not Apply.

III.C.6.b.i.3. No Responsible Party for the Site

Does Not Apply.

III.C.6.b.i.4. Assessed by a Person Not Potentially Liable

Does Not Apply.

III.C.6.b.i.5. Judgments, Orders, or Third Party Suits

Does Not Apply.

III.C.6.b.i.6 Subject to RCRA

Does Not Apply.

III.C.6.b.i.7. Financial Viability of Responsible Parties

Does Not Apply.

III.C.7. Waiver of the \$200,000 Limit

Does Not Apply.

Areas Affected by Project (Cities, Counties, States, etc.)

City: Plymouth

County: Amador

State: California

Native American Tribe: Ione Band of Miwok Indians

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

California

8. APPLICANT INFORMATION:

* a. Legal Name:

Ione Band of Miwok Indians

* b. Employer/Taxpayer Identification Number (EIN/TIN):

91-1776853

* c. Organizational DUNS:

0155406850000

d. Address:

* Street1:

9252 Bush Street Suite #2

Street2:

* City:

Plymouth

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95669-8402

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Robert

Middle Name:

* Last Name:

Stevens

Suffix:

Title:

Housing Director

Organizational Affiliation:

* Telephone Number:

209-253-1749

Fax Number:

209-245-6377

* Email:

robert@ionemiwok.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

I: Indian/Native American Tribal Government (Federally Recognized)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Ione Band of Miwok Indians Brownfield Assessment Grant For The New London Mine Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant CA 004

* b. Program/Project CA 004

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 08/01/2021

* b. End Date: 07/31/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Gretchen

Middle Name:

* Last Name: Cox

Suffix:

* Title: Tribal Administrator

* Telephone Number: 209-253-1743 Fax Number: 209-245-6377

* Email: gretchen@ionemiwok.net

* Signature of Authorized Representative: Sara Dutschke Setshwaelo * Date Signed: 10/28/2020